Frederick County Department of Housing and Community Development (County Housing)

Homebuyer Programs

*See the County Housing website, www.frederickcountymd.gov/housing for more details on all County Housing programs.

	Program	Assistance	Eligibility*	Term	More Info/Contact
County Housing Programs	Homebuyer Assistance Program (HAP)	*Program suspended due to lack of funds*			
	HOME Initiative Program **Lender Must Submit Application (no brokers)**	Two options: 1) Use countywide with a mortgage of your choice; or 2) Use in more rural areas with a USDA Rural Development mortgage	° Homebuyer Education req'd ° First time homebuyer ° Must pass Housing Quality Standards inspection, conducted free by Housing	HOME Initiative loan forgiven after 5 years of occupancy, if all covenants fulfilled.	For USDA option- 301-797-0500 x4 for mortgage; For countywide option – online www.frederickcountymd.gov/housing
Match Programs	Community Partner Incentive Program	Up to **$2,500** State match, *if using HOME Initiative Program or NCI*, toward down payment and/or closing costs	° **Must be used with a State CDA mortgage** ° Can be used with HOME	0% deferred loan repayable at time of payoff, refinance, sale or transfer of the house; or no longer primary residence	www.frederickcountymd.gov/housing or Margie Lance, mlance@frederickcountymd.gov, 301-600-6647
	House Keys 4 Employees (HK4E) Frederick County Gov't	*Program suspended due to lack of funds*			

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	Program	Assistance	Eligibility*	Term	More Info/Contact
Co. Housing Programs	Moderately Priced Dwelling Unit Program (MPDU) **No units currently available**	Qualifies applicants for an opportunity to buy certain moderately priced housing units in developments of 25 or more units	° Max. household income 70% of median * ° Live or work in Frederick County ° No home ownership within last three years ° Primary residence ° Homebuyer Education required	° House price controlled for 15 years ° Shared equity with County after 15 years ° Check website for other terms and conditions	www.frederickcountymd.gov/housing or Margie Lance, mlance@frederickcountymd.gov, 301-600-6647
Fred. City	Sold on Frederick II	Assistance toward down payment and/or closing costs	° First time homebuyer ° Income limited ° Contact City of Frederick for additional eligibility	Contact City of Frederick for terms	Eileen Barnhard, ebarnhard@cityoffrederick.com or 301-600-2842
State DHCD Programs	State DHCD down payment and closing cost assistance programs	° DSELP ° MMP+2% ° MMP+3% Assistance varies by program & other factors	° Must be used with a State CDA mortgage ° Max. DSELP house price ° Check website for other eligibility requirements	Check website for terms	www.mmprogram.org or 1-800-638-7781
State DHCD Programs	House Keys 4 Employees (HK4E)	Grant or loan from employer *with State match;* in some cases, under "Smart Keys," an additional State match; go online for current amounts	° Must work for a participating employer ° Must be used with a State CDA mortgage	° Some conditions may be set by employer ° State match is 0% deferred loan repayable at the time of payoff or refinance, or upon the sale or transfer of the house	Contact your employer or www.mmprogram.org 1-800-638-7781 for participating employers
Mortgages	USDA Rural Development Mortgage	Varies depending on income and other financial conditions	° Max. household income about 60% of median* ° Homebuyer Counseling required	Call USDA for terms	USDA 301-797-0500 x4 (Bonnie Rohrer)
Mortgages	State CDA mortgage (also called Maryland Mortgage Program (MMP))	Several mortgage products, various eligibility criteria and terms. Visit the website or call the 800 number. All State CDA mortgages are offered by local lenders only, a list of which is on the website.			www.mmprogram.org or 1-800-638-7781